

**Constitutional Board of Appraisal Meeting  
Monday, September 24, 2018**

Following are the minutes of the regular meeting of the State Board of Appraisal held Monday, September 24, 2018 in the office of the Commissioner of School and Public Lands in the Capitol Building, Pierre, South Dakota.

Commissioner Brunner called the meeting to order at 9:30 a.m.

Board members present: Steve Barnett, State Auditor and Ryan Brunner, Commissioner of School and Public Lands. Also, present: Jason Lutz, Deputy State Auditor and Mike Lauritsen, Deputy Commissioner of School and Public Land, Cara Jordan meeting secretary School and Public Lands.

The members of the Constitutional Board of Appraisal met to discuss:

1. Consideration of Appraisal Report from Simpson and Associates Inc. for an electric easement in Fall River County generally described as:

- South Dakota Veteran's Home:  
Existing electric lines crossing multiple legal land descriptions across state property in Section 14 and Section 15 T7S, R5E, BHM, Hot Springs, South Dakota 57747.

The appraisal is to determine the value of easements for existing lines and a substation on state property pursuant to House Bill 1208 of the 2017 legislative session.

2. Meeting was open to public comments.

- No comments received.

3. Commissioner Brunner presented the appraisal report from Simpson Appraisal Company for an electric easement in Fall River County generally described as:

- South Dakota Veteran's Home:  
Existing electric lines crossing multiple legal land descriptions across state property in Section 14 and Section 15 T7S, R5E, BHM, Hot Springs, South Dakota 57747.
- Exhibits A-G

A motion was made by Commissioner Brunner and seconded by Deputy State Auditor Lutz to adopt the appraised value of exhibits A, B, C, D at \$4000.16 per acre on 26.01 acres and exhibits E, F, G at \$1.00 because they are distribution lines that serve the state facility; Motion passed.

A motion was made by Commissioner Brunner and seconded by Deputy State Auditor Lutz to adjourn at 10:10am. Motion passed.

Respectfully submitted,

Cara Jordan, Acting Secretary



## Net Footprint Calculations

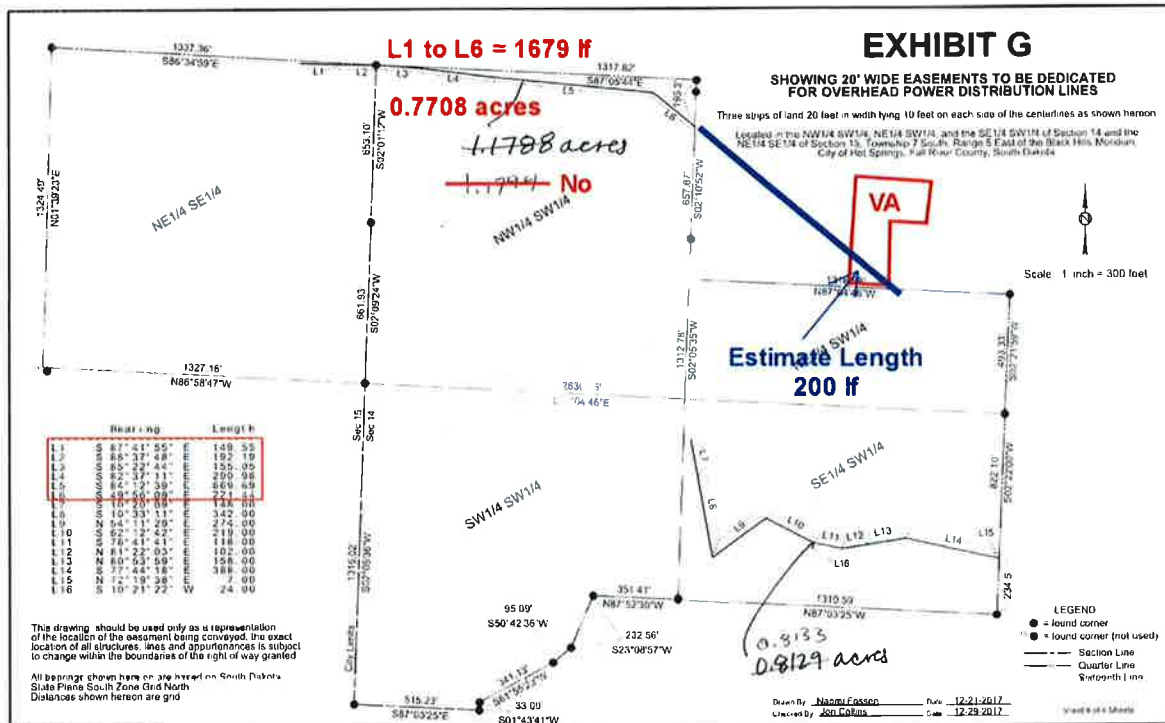
Sheet	Total	Measured Size (ac)	Easement Width (ft.)	Length (ft.)	Excluded Sections	Excluded Sections (lf)	Overlap Width	Overlap (ac)	Net footprint
A	Access Road	3.3175	40	3,613	C19-25 & L21-L27	849	40	0.7800	2.5375
B	230 KV	6.4359	125	2,243	Substation Buffer	40	125	0.1148	6.3211
		6.1894	125	2,157	Substation Buffer	40	125	0.1148	6.0746
		1.7587	125	613	Substation Buffer	40	125	0.1148	1.6439
		0.2654	125	92	Substation Buffer	40	125	0.1148	0.1506
C	Substation	3.3075	400	360	Buffer Added	40 lf buffer added	-40	-1.5410	4.8485
D	69 Kv Lines	0.6442	60	468	Substation Buffer	40	60	0.0551	0.4172
		1.3372	60	971	Overlap w/ 230 Kv Buffer + 125	428	17.5	0.1719	1.1099
E	Underground	0.2482	20	541					0.2482
		0.1365	20	297					0.1365
		0.0785	20	171					0.0785
		0.1151	20	251					0.1151
F	overhead distribution	0.9518	20	2,073	L2 + 155 lf	1245	20	0.5716	0.3802
		0.9994	20	2,177	L5 & L6 + Buffer	1615	20	0.7415	0.2579
		0.2342	20	510	Entire Length	510	20	0.2342	0.0000
		0.0425	20	93	Buffer	40	20	0.0184	0.0241
G	overhead	1.1784	30	1,742	L1 to L6 = 1679 lf				
	distribution	0.7708	20	1,679	62.5' - 35'	27.5	20	0.0126	0.7582
	Missing Segment	0.0918	20	200	Omitted in Calc's	200		-0.0920	0.0918
	Overhead	0.8173	20	1,780					0.8173
<b>Totals</b>		<b>27.7419</b>		<b>19,927</b>				<b>1.6388</b>	<b>26.0112</b>

The total area of all easements is 27.7419 acres (not including the substation buffer area of 1.541 acres). This is a net difference of -0.3167 acres from the 28.0587 acres reported on the surveys. The difference is an addition of 0.0918 acres added for a missing segment and the subtraction of 0.4086 acres for a corrected area.

The loss in size due to easement overlap is 3.2718 acres. It is offset by the addition of the buffer area around the substation (1.5410 acres) and the 0.0918 acres omitted on Exhibit G. The net footprint of all easements is 26.0112 acres, a net difference of 1.6388 acres from the corrected reported acres. An overview map is included below for reference to the summary table.



## Overhead Distribution line – Exhibit G

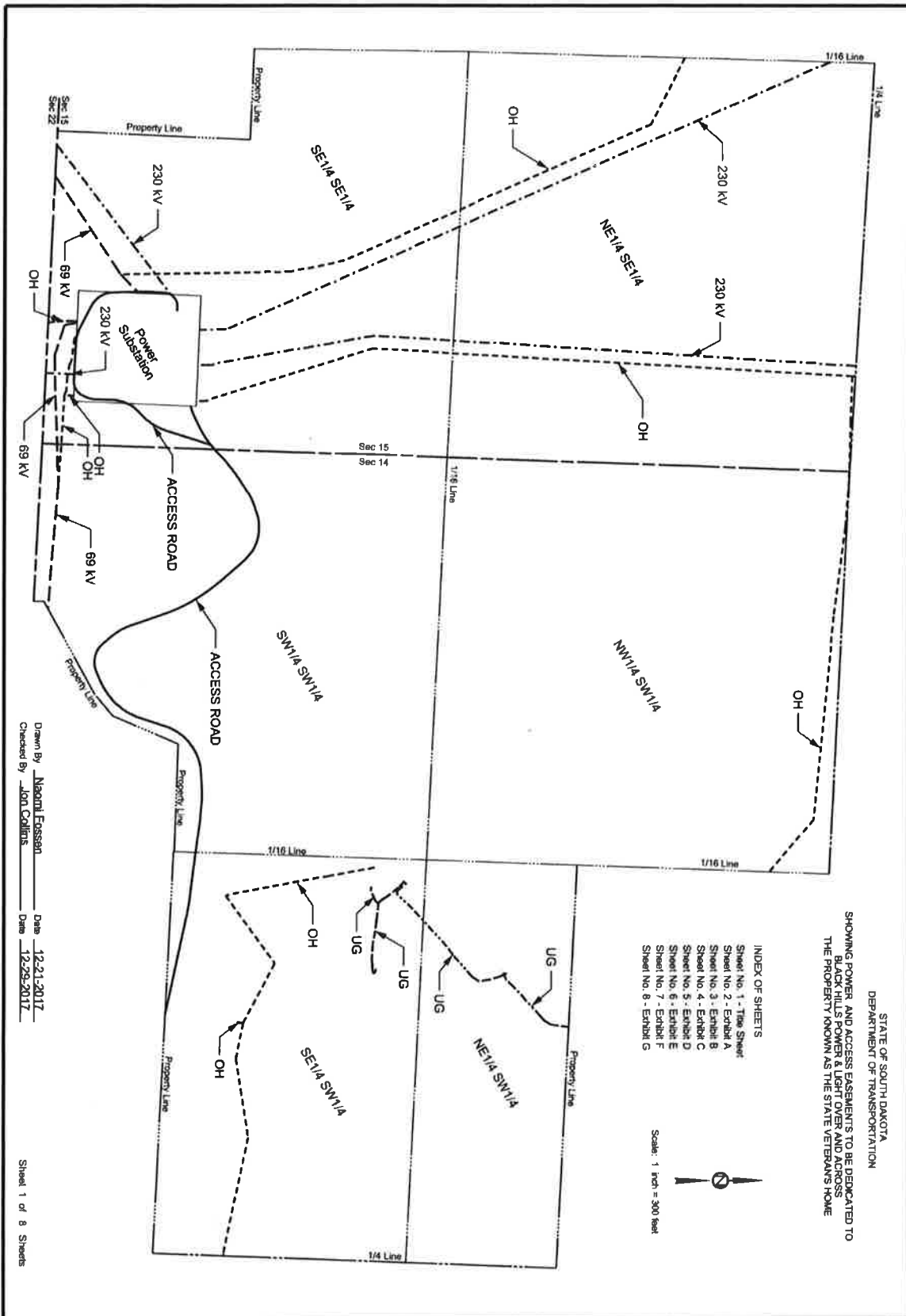


**North Distribution Line – (Reported 1.1794 acres) –** We have been unable to reconcile the reported acres for the north line. When the reported acres are divided by the easement width of 20 acres the result is 2569 lf. The segments L1 to L6 add up to 1679 lf. If we divide the reported acres by 30 lf, the result is 1712, 31 lf longer than the sum of lines L1 to L6. We correct the easement area for the North Line to 0.7708 acres, the product of 1679 lf times 20 lf width.

In addition there is a section on the north line not included in the reported acres. It was included in the initial draft engineer's drawings and we find no evidence of the property being transferred. Additionally we received no instruction from either the client or the State to omit the segment. We estimate the distance to be 200 lf. When multiplied by the 20 lf width the result is an additional 0.0918 acres. It is added to the total.

The south line on Exhibit G is not nested with any other lines and appears to be correct. 0.8173 acres is added to the net footprint.

A summary of the size calculations to produce the net footprint acres is shown on the following page.

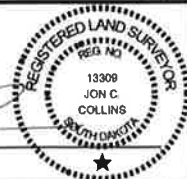


### SURVEYOR'S CERTIFICATE

I, JON C. COLLINS, Registered Land Surveyor, in and for the State of South Dakota, do hereby certify that the survey of power and access easements shown on these exhibits has been surveyed at my direction and under my control. The location and dimensions of the easements are shown on this plat.

In witness whereof, I have set my hand and seal this 8<sup>th</sup> day of January, A.D., 20 18.

Registered Land Surveyor  
Registration No. 13309



# EXHIBIT A

## SHOWING 40' WIDE ACCESS EASEMENTS TO BE DEDICATED FOR INGRESS/EGRESS

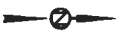
Two Access Easements 40 feet in width lying 20 feet on each side of the centerlines as shown hereon.

Located in the NW 1/4 SW 1/4, NE 1/4 SW 1/4 of Section 14 and the NE 1/4 SE 1/4 of Section 15, Township 7 South, Range 5 East of the Black Hills Meridian, City of Hot Springs, Fall River County, South Dakota.

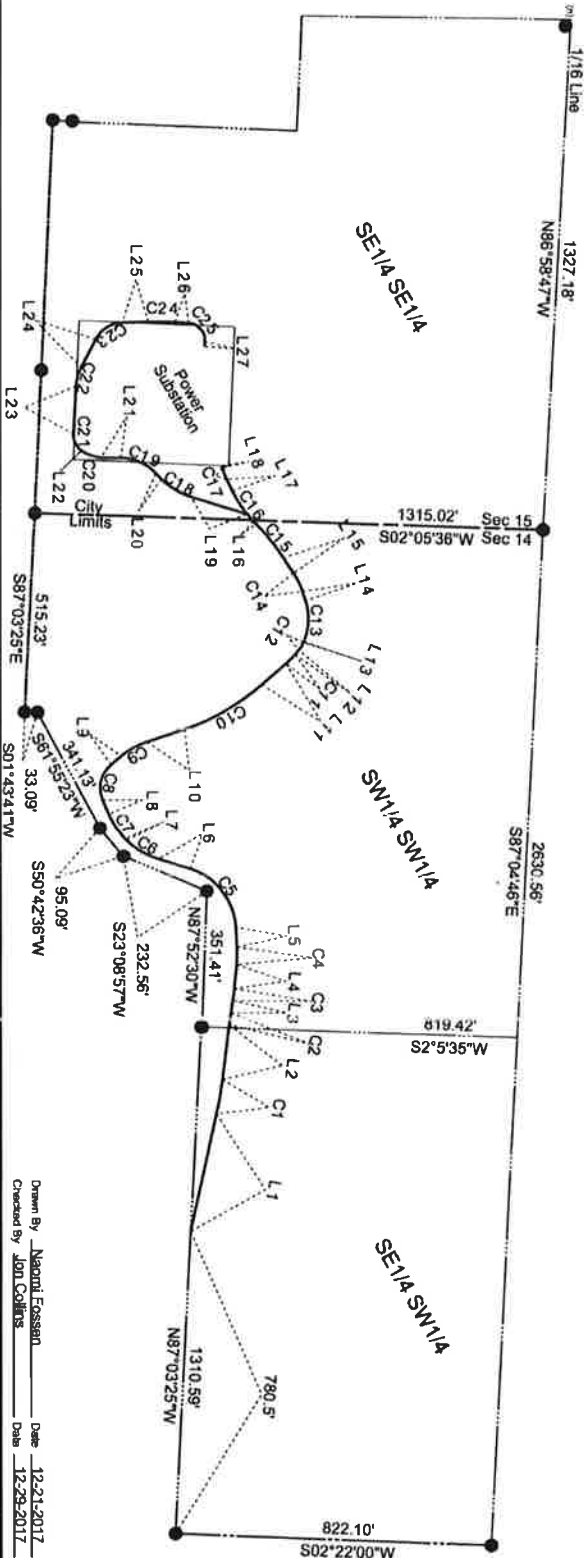
This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the right of way granted.

All bearings shown here on are based on South Dakota State Plane South Zone Grid North. Distances shown hereon are in feet.

	Bearing	Length	Chord	Radius		Bearing	Length	Chord	Radius
L1	N 77°34'07" W	310.26	90.49	1000.00L	L14	S 64°01'17" W	24.97	53.26	200.00L
L2	N 82°09'43" W	90.52	90.49	1000.00L	L15	S 56°22'33" W	48.35	111.83	800.00L
L3	N 82°45'19" W	143.37	30.72	1000.00R	L16	S 51°01'14" W	111.99	111.83	800.00L
L4	N 80°52'31" W	30.72	30.72	1000.00R	L17	S 45°40'24" W	9.27	97.68	300.00R
L5	N 80°59'42" W	31.60	31.65	500.00L	L18	S 45°02'33" W	9.11	97.68	300.00R
L6	N 82°48'31" W	62.59	45.17	300.00L	L19	S 68°59'21" W	31.62	31.88	200.00R
L7	N 88°37'20" W	45.21	192.40	170.00L	L20	S 73°13'52" W	150.06	89.26	180.00R
L8	S 32°16'49" W	204.51	95.98	200.00R	L21	S 45°56'36" W	19.80	97.90	130.00L
L9	S 31°49'03" W	88.83	75.15	200.00R	L22	S 23°49'26" W	100.37	53.95	90.00R
L10	S 25°35'03" W	72.60	101.53	80.00R	L23	S 18°52'39" W	53.95	53.15	90.00R
L11	S 67°24'43" W	40.20	94.85	80.00R	L24	S 36°03'13" W	49.86	47.85	50.00R
L12	S 76°24'10" W	101.53	74.61	200.00R	L25	S 86°46'34" W	123.96	49.96	120.00R
L13	S 76°02'29" W	33.40	229.54	600.00L	L26	S 74°45'55" W	85.36	81.37	80.00R
L14	N 29°17'30" W	75.05	32.87	200.00L	L27	S 32°10'53" W	65.44	68.62	800.00R
L15	N 40°34'09" W	102.53	23.32	80.00L			72.13	64.65	45.00R
L16	N 29°34'09" W	83.83	106.39	150.00L					
L17	N 40°35'48" W	32.87							
L18	N 50°18'38" W	15.53							
L19	N 50°01'28" W	23.32							
L20	N 58°24'12" W	23.32							
L21	N 67°45'13" W	106.39							
L22	N 87°33'33" W	106.39							



Scale: 1 inch = 300 feet



Drawn By: Natomi Fossan Date: 12-21-2017  
 Checked By: JON Collins Date: 12-29-2017  
 Sheet 2 of 8 Sheets

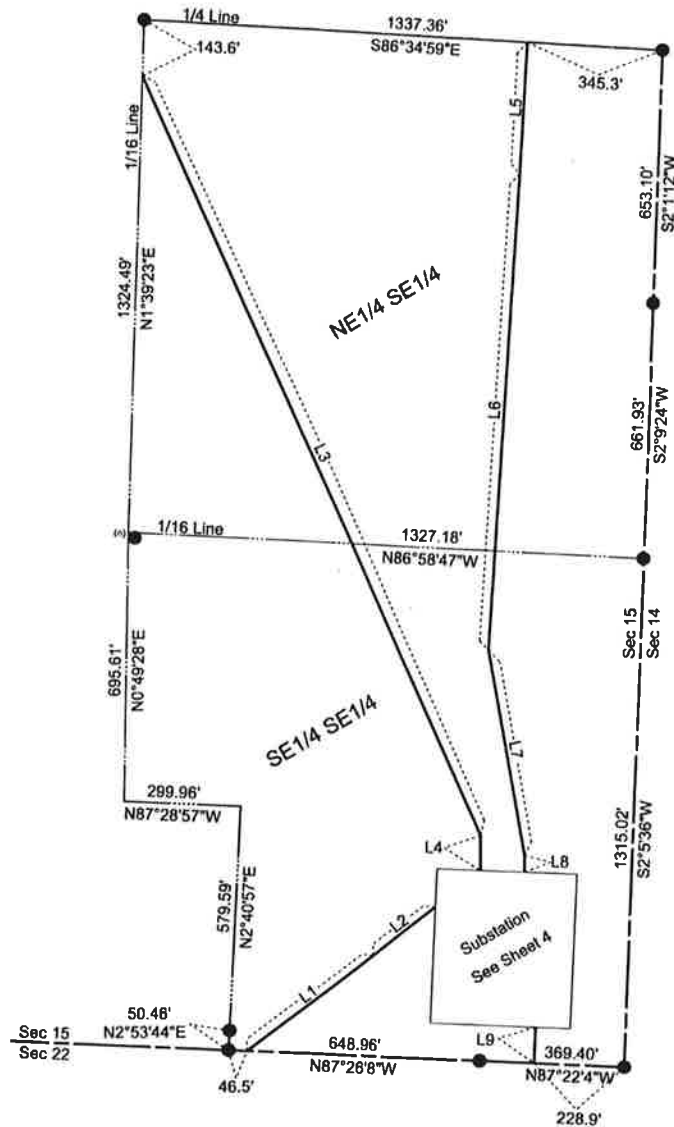
- LEGEND
- = found corner
  - = found corner (not used)
  - Section Line
  - Quarter Line
  - Sixteenth Line

# EXHIBIT B

## SHOWING 125' WIDE EASEMENTS TO BE DEDICATED FOR 230KV POWER LINES

Four strips of land 125 feet in width lying 62.5 feet on each side of the centerlines as shown hereon.

Located In the NE1/4 SE1/4 and the SE1/4 SE1/4 of Section 15, Township 7 South, Range 5 East, Black Hills Meridian, Fall River County, South Dakota.



	Bearing	Length
L1	N 52° 53' 55" E	408.55
L2	S 52° 16' 58" E	206.00
L3	S 24° 01' 27" E	2151.58
L4	S 00° 19' 27" W	90.00
L5	S 03° 15' 05" W	338.75
L6	S 03° 42' 02" W	1235.00
L7	S 10° 01' 37" E	539.00
L8	S 00° 53' 07" W	43.00
L9	S 02° 26' 04" W	92.42

**LEGEND**  
 ● = found corner  
 (●) = found corner (not used)  
 --- Section Line  
 - - - Quarter Line  
 ..... Sixteenth Line

This drawing should be used only as a representation of the location of the easement being conveyed, the exact location of all structures, lines and appurtenances is subject to change within the boundaries of the right of way granted.

All bearings shown here on are based on South Dakota State Plane South Zone Grid North.  
 Distances shown hereon are grid.

Drawn By Naomi Fossen Date 12-21-2017  
 Checked By Jon Collins Date 12-29-2017

Sheet 3 of 8 Sheets

# EXHIBIT C

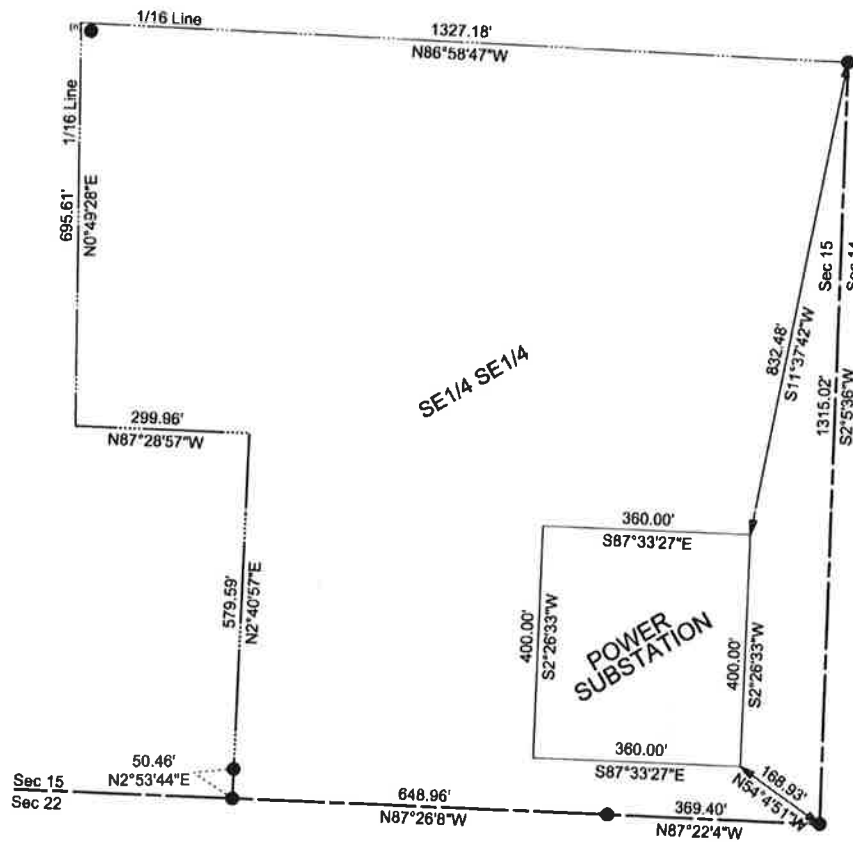
## SHOWING 360' x 400' EASEMENT TO BE DEDICATED FOR POWER SUBSTATION

A parcel of land 360' x 400' as shown hereon.

Located in the SE1/4 SE1/4 of Section 15, Township 7 South, Range 5 East, Black Hills Meridian,  
Fall River County, South Dakota.



Scale: 1 Inch = 200 feet



### LEGEND

- = found corner
- (●) = found corner (not used)
- Section Line
- ..... Sixteenth Line

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Distances shown hereon are grid.

Drawn By Naomi Fossen Date 12-21-2017  
Checked By Jon Collins Date 12-29-2017

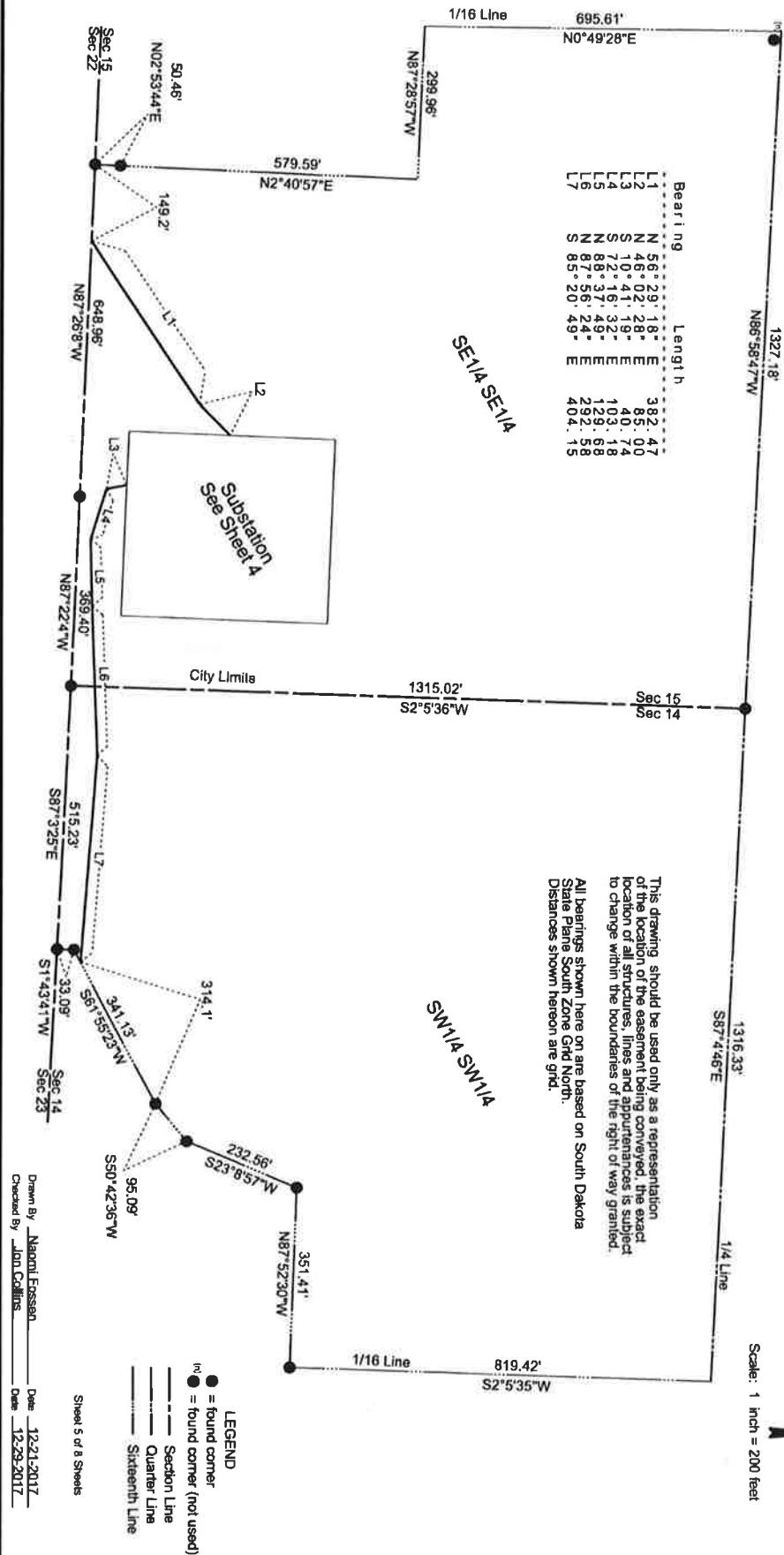
Sheet 4 of 8 Sheets



# EXHIBIT D

## SHOWING 60' WIDE EASEMENTS TO BE DEDICATED FOR 69KV POWER LINES

Two strips of land 60 feet in width lying 30 feet on each side of the centerlines as shown hereon.  
Located in the SW1/4 SW1/4 of Section 14 and the SE1/4 SE1/4 of Section 15, Township 7 South,  
Range 5 East of the Black Hills Meridian, City of Hot Springs, Fall River County, South Dakota.



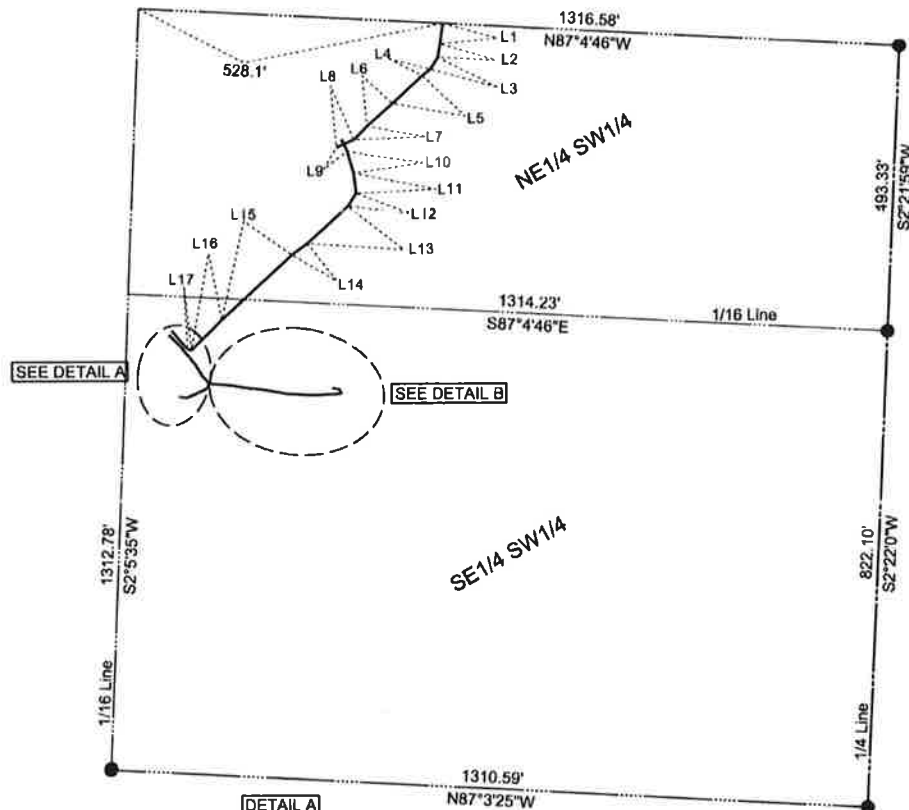
# EXHIBIT E

## SHOWING 20' WIDE EASEMENTS TO BE DEDICATED FOR UNDERGROUND POWER DISTRIBUTION LINES

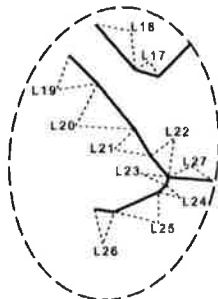
Four strips of land 20 feet in width lying 10 feet on each side of the centerlines as shown hereon.

Located in the NE1/4 SW1/4 and the SE1/4 SW1/4 of Section 14, Township 7 South, Range 5 East of the Black Hills Meridian, City of Hot Springs, Fall River County, South Dakota.

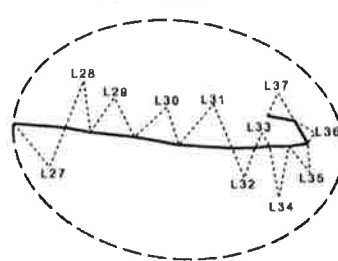
Bearing	Length	Bearing	Length
L1 S 07° 46' 03" W	36.00	L20 S 39° 23' 52" E	41.00
L2 S 09° 43' 14" W	24.00	L21 S 31° 27' 14" E	22.00
L3 S 32° 17' 28" W	24.00	L22 S 39° 35' 17" E	18.99
L4 S 50° 38' 27" W	18.00	L23 S 14° 48' 04" W	6.00
L5 S 47° 36' 59" W	70.00	L24 S 49° 39' 37" W	7.00
L6 S 48° 16' 35" W	59.00	L25 S 88° 14' 05" W	34.00
L7 S 43° 18' 30" W	33.00	L26 N 81° 50' 20" W	14.00
L8 S 68° 45' 10" W	33.00	L27 S 85° 22' 53" E	41.00
L9 S 24° 41' 56" E	23.00	L28 S 79° 48' 00" E	19.00
L10 S 16° 56' 39" E	39.18	L29 S 83° 56' 50" E	33.00
L11 S 06° 45' 29" E	35.00	L30 S 79° 55' 29" E	43.00
L12 S 33° 08' 01" W	26.00	L31 S 86° 16' 33" E	40.00
L13 S 47° 50' 34" W	96.00	L32 N 89° 21' 14" E	17.00
L14 S 53° 28' 45" W	33.22	L33 N 84° 25' 56" E	11.00
L15 S 47° 46' 10" W	165.00	L34 N 89° 56' 31" E	14.00
L16 S 44° 50' 26" W	74.01	L35 N 82° 05' 30" E	14.00
L17 N 73° 11' 46" W	7.00	L36 N 29° 35' 13" W	8.00
L18 S 41° 30' 40" W	42.00	L37 N 79° 35' 18" W	12.00
L19 S 45° 05' 30" E	28.00		



DETAIL A  
NOT TO SCALE



DETAIL B  
NOT TO SCALE



LEGEND  
● = found corner  
— Quarter Line  
— Sixteenth Line

All bearings shown here on are based on South Dakota State Plane South Zone Grid North.  
Distances shown hereon are grid.

This drawing should be used only as a representation of the location of the easement being conveyed, the exact location of all structures, lines and appurtenances is subject to change within the boundaries of the right of way granted.

Drawn By Naomi Fossen Date 12-21-2017  
Checked By Jon Collins Date 12-28-2017

Sheet 6 of 8 Sheets

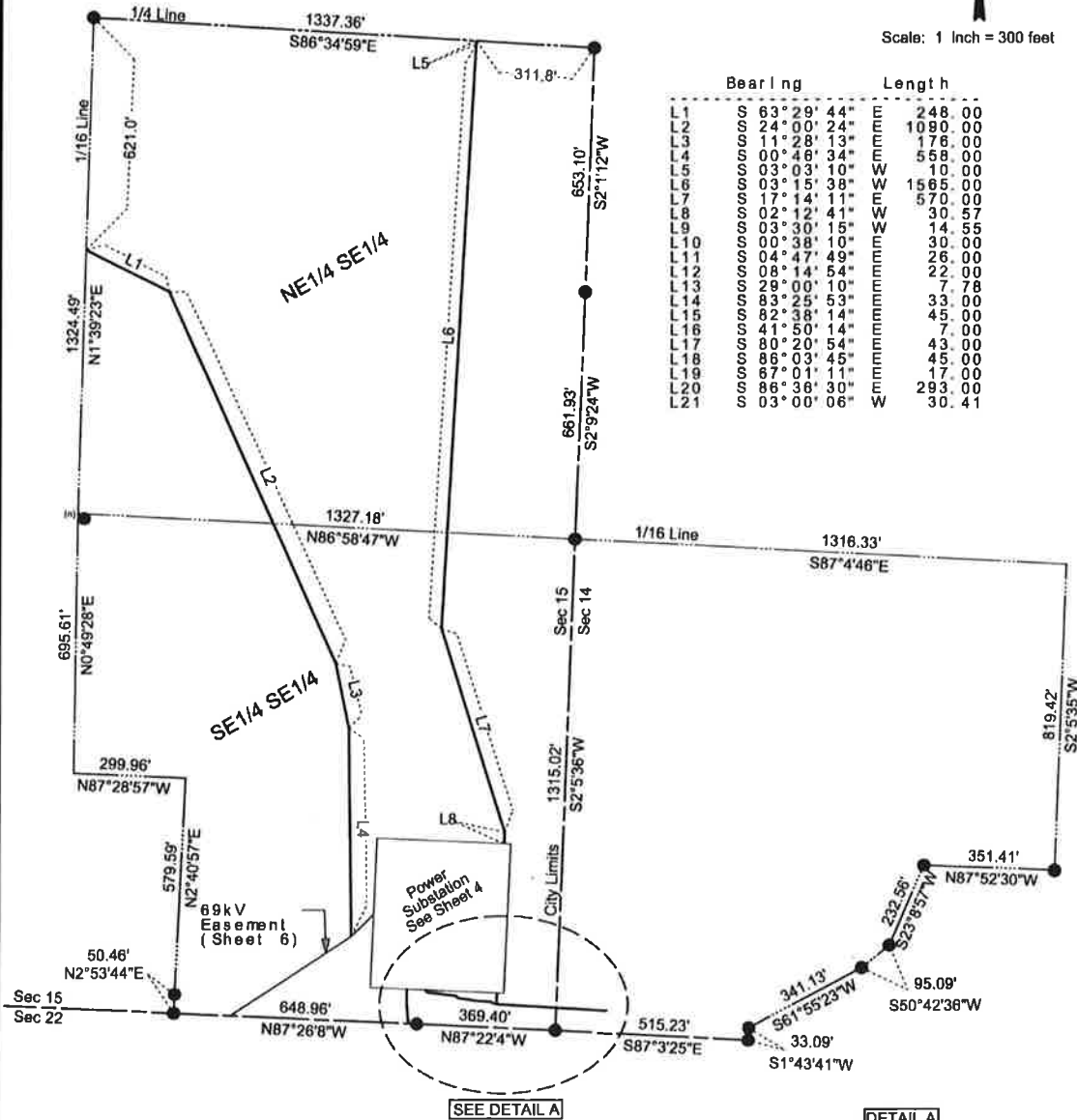
# EXHIBIT F

## SHOWING 20' WIDE EASEMENTS TO BE DEDICATED FOR OVERHEAD POWER DISTRIBUTION LINES

Five strips of land 20 feet in width lying 10 feet on each side of the centerlines as shown hereon.  
 Located in the NE1/4 SE1/4 and the SE1/4 SE1/4 of Section 15, Township 7 South, Range 5 East,  
 Black Hills Meridian, Fall River County, South Dakota.



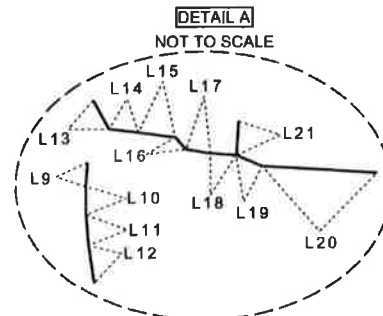
Scale: 1 Inch = 300 feet



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 Distances shown hereon are grid.

**LEGEND**  
 ● = found corner  
 (●) = found corner (not used)  
 --- Section Line  
 - - - Quarter Line  
 ..... Sixteenth Line



Drawn By Naomi Fossen Date 12-21-2017  
 Checked By Jon Collins Date 12-29-2017

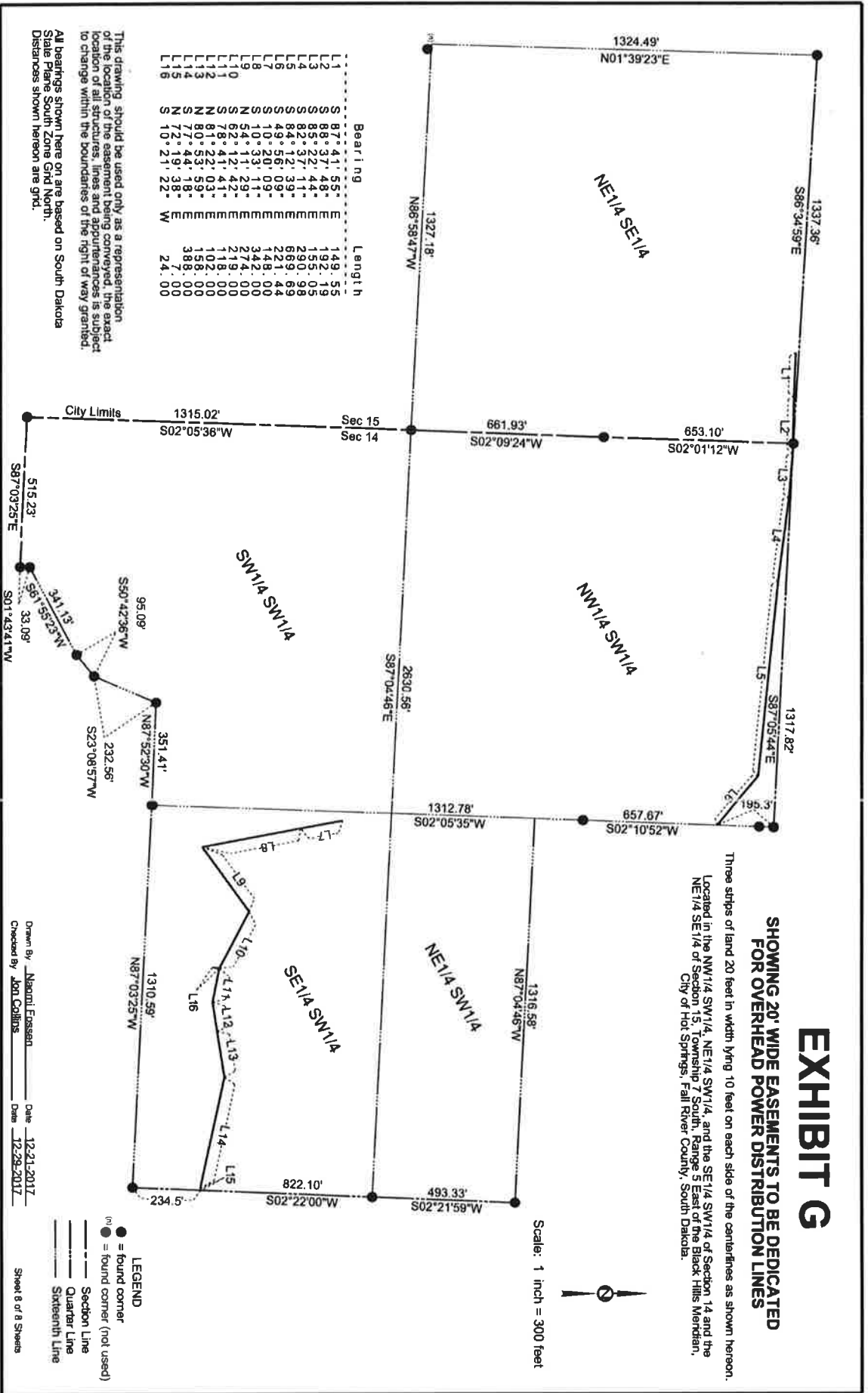
Sheet 7 of 8 Sheets

# EXHIBIT G

## SHOWING 20' WIDE EASEMENTS TO BE DEDICATED FOR OVERHEAD POWER DISTRIBUTION LINES

Three strips of land 20 feet in width lying 10 feet on each side of the centerlines as shown hereon.

Located in the NW1/4 SW1/4, NE1/4 SW1/4, and the SE1/4 SW1/4 of Section 14 and the NE1/4 SE1/4 of Section 15, Township 7 South, Range 3 East of the Black Hills Meridian, City of Hot Springs, Fall River County, South Dakota.



Bearing	Length
L1 S 87° 41' 55\"	193.55
L2 S 85° 25' 44\"	155.05
L3 S 82° 37' 11\"	280.98
L4 S 49° 56' 09\"	689.69
L5 S 10° 33' 11\"	221.44
L6 S 10° 33' 11\"	148.00
L7 S 10° 33' 11\"	342.00
L8 S 54° 11' 29\"	274.00
L9 S 62° 12' 42\"	219.00
L10 S 78° 41' 41\"	118.00
L11 N 81° 22' 03\"	102.00
L12 N 80° 53' 59\"	158.00
L13 N 77° 44' 18\"	388.00
L14 N 72° 19' 38\"	7.00
L15 N 10° 21' 22\"	24.00

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Drawn By: Naomi Fossion  
Checked By: Adri Collins  
Date: 12-21-2017  
Date: 12-28-2017

LEGEND  
● = found corner  
○ = found corner (not used)  
--- Section Line  
--- Quarter Line  
--- Sixteenth Line